



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1031 Williamstown Boulevard NW
Airdrie, Alberta

MLS # A2227692



\$659,900

Division:	Williamstown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,648 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: Washer, Dryer, Fridge, Stove, Microwave/Hoodfan, All light fixtures

Price Correction!! Charming Detached Bungalow with Bonus Room/5th Bedroom Over the Garage & Modern Upgrades! Welcome to this beautifully updated single-family bungalow, offering a spacious and versatile layout with a rare bonus room/bedroom over the garage—perfect for guests, a home office, or a cozy retreat. The main floor features freshly refinished hardwood floors and new vinyl plank flooring in the bedrooms, creating a warm, modern feel. The entire home has been repainted for a fresh, move-in-ready finish. With a total of 5 bedrooms and 3 full bathrooms, there’s plenty of room for the whole family. The primary suite is flooded with natural light and includes a His & Hers walk-through closet and a luxurious 5-piece spa-style ensuite. Downstairs, the fully developed basement offers 2 oversized bedrooms, a 3-piece bath, extra storage, and a huge rec room ready for your ideas—media room, gym, games room—you name it. Enjoy sunny days in the private backyard surrounded by mature trees, complete with a patio for relaxing or entertaining. You’ll also love the paved back alley access to a large shed/small garage—insulated, powered (sub-panel), and equipped with a garage door—ideal for hobbies, storage, or a workshop. Additional features include: Front family room, ideal as an office or den, Attached double car garage, Modern kitchen with granite countertops & stainless steel appliances, Bright and open living room with gas fireplace and an abundance of natural light. This home offers the perfect blend of function, flexibility, and comfort in a peaceful setting. Don’t miss your chance to make it yours!